

**MINUTES OF THE MEETING OF BROOK PARISH COUNCIL  
ON 7<sup>th</sup> SEPTEMBER 2021 HELD AT THE VILLAGE HALL**

Present: Cllr Betty (Chair) Cllr Finn  
Cllr Jessop

In attendance: The Clerk, Borough Cllr William Howard and 74 members of the public

Cllr Betty welcomed everyone to the meeting and introduced the Councillors and the Clerk. Cllr Betty reminded all those present that should they wish to contact the Parish Council, they should direct all communication via the Clerk.

To be actioned by	
<b>1. To receive and approve apologies for absence.</b>	
Apologies for absence were received from Cllrs Tomkins and Medhurst.	
<b>2. To receive declarations of interest (Disclosable Pecuniary Interests and Other Significant Interests). The nature as well as the existence of any such interest must be declared.</b>	
There were no declarations of interest to be declared by the Parish Councillors. Cllr Howard declared that he is a member of the Borough Council and a member of the Planning Committee. Cllr Howard explained that he was only observing the meeting as he must remain impartial until this application is discussed at Planning Committee.	
<b>3. Planning Application No: 21/01569/AS</b>  <b>Honest Miller, the Street, Brook and Land between Tryfan and Willowcroft, Troy Town Lane, Brook</b>  <b>Proposed Refurbishment of Public House, including extensions and fenestration alterations, provision of parking area and seating area with pergola. Conversion of Coach House into a Holiday Let and the Erection of 4 Dwelling with associated Parking, Garaging, Access, Landscaping and Biodiversity Enhancements</b>	
<p>Cllr Betty provided a brief overview of the planning considerations that this application should be judged against: The Ashford Borough Local Plan 2030 – the item of policy that covers Brook under the Local Plan is Policy HOU3a. Cllr Betty read the policy definition to the meeting. The “built confines” mentioned in the policy was also explained to the meeting. Cllr Betty drew attention to the village confines map as adopted by Ashford Borough Council. Any development outside of the confines is defined under Policy HOU5 which does not include Brook, Cllr Betty also explained the National Planning Policy Framework (NPPF) which underlines: consent for sustainable development, 5 year housing supply for local authorities and a duty for local authorities to keep their plan up to date. There have been a number of cases where the interpretation of the NPPF has been challenged.</p> <p>Cllr Betty also explained Enabling Development, which enables development on listed and historic buildings. The GPA4 guidance by Historic England is not as simple as it may seem. Enabling development is in place to enable the repair of a historic building under a set of conditions and entails a lot of discussions with Historic England and the Planning Authority.</p> <p>Cllr Betty explained the effect that the issues in Stodmarsh have; it is a Site of Special Scientific Interest (SSSI) and has environmental protection. The raised nitrogen and phosphate levels that have been detected in Stodmarsh are due to the water run-off in the area. Natural England has enforced habitat checks and all development must now be Nutrient Neutral. ABC is looking to acquire land to off-set the nutrients in their developments.</p> <p>The 4 houses planned will require an area of marshland in order to off-set this development.</p> <p>The Pub and all of its land is registered as an Asset of Community Value, the application was resubmitted in 2020, and approved in January 2021 - this lasts for 5 years.</p>	
<b>4. Public session: To receive questions and comments from the public on any agenda item.</b>	
Cllr Betty opened the floor for questions: Public comments are recorded in italics.	
<i>What is the timetable for this application?</i>	
Comments need to be submitted to Ashford Borough Council by 25/9. The Planning Officer will decide and write	

	<p>a report on this application. The Council has asked for this to be taken to Planning Committee if the Officer is minded to recommend approval. The Planning Committee would then discuss and decide. If this is refused, the applicant may appeal to the Planning inspectorate who would then decide.</p> <p><i>I implore others to comment.</i> The Parish Council would encourage comments from all.</p> <p><i>I am concerned about the narrow width of Troy Town Lane. The plans are for 150 covers at the pub with 25 staff members but only 30 parking spaces. Concern about noise, business expansion, the overall size of the pub.</i></p> <p><i>There has been no access statement submitted. KCC won't repair Troy Town Lane because it is too narrow. Troy Town Lane will be damaged and the impact of additional vehicle movements on that lane will be detrimental to the lane itself.</i></p> <p><i>Is back-fill still a reason to object?</i> Yes, when a plan was tested for soundness, the Inspector agreed that Brook should remain as linear development.</p> <p><i>Is the application, as it stands, an all or nothing application?</i> Yes, page 22 of the planning statement states work to the pub will be undertaken on completion of 75% occupation of houses. <i>But these are only conditions of the application and they can be renegotiated in the future? Yes.</i></p> <p><i>There is a real risk that this could be sold, renegotiated and the pub would not re-open.</i></p> <p><i>The Save the Honest Miller Group introduced themselves and explained they had discussed the pub with the developer asking for some commitment from the developer himself. The group feels the plans are inconsistent and that the development of the land is detrimental to the pub as a commercial space and a community space.</i></p> <p><i>The developer was offered £600,000 last week for the property and he refused the offer.</i></p> <p><i>Sewerage is an issue in Brook and these extra properties will exacerbate the issue. Troy town Lane is a medieval way and this turns, at times, into a river. Additional hard standing will cause additional problems.</i></p> <p><i>Congratulations and thanks must go to the Save the honest Miller group because they have lead everyone.</i></p> <p>Cllr Betty asked the floor for a show of hands for supporting this application: 0 hands were shown. Cllr Betty asked for a show of hands for objecting to this application: a majority of hands were shown, Cllr Betty asked that people respond to this application, see the PC website for these minutes.</p> <p><i>Cllr Betty is thanked for his expertise and for running the meeting.</i></p>		
<b>5.</b>	<b>Any Other Business (for information purposes only):</b>		
	There was no other business.		
<b>6.</b>	<b>Date of next meeting – 16<sup>th</sup> September at 5.00pm</b> <div> <div>14<sup>th</sup> October 2021</div> <div>17<sup>th</sup> February 2022</div> <div>19<sup>th</sup> May 2022</div> </div> <div> <div>18<sup>th</sup> November 2021</div> <div>17<sup>th</sup> March 2022</div> </div> <div> <div>16<sup>th</sup> December 2021</div> <div>21<sup>st</sup> April 2022</div> </div>		
	The meeting closed at 8.00pm		

Signed: .....

Date: .....